

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 22, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of September 8, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. [GPA 06-003; Item A – Olive Hill, GPA 03-001, R03-013, TM 4976RPL⁴R, Bonsall Community Plan Area \(Stocks\)](#)**

This is a proposal to amend the San Diego County General Plan Regional Land Use Element. It represents the fourth, and last, of such amendment to be considered by the County in 2006. It involves a request to change the existing Estate Development Area (EDA) Regional Category to Country Town (CT) and the (17) Estate Residential Land Use Designation (1 dwelling unit per 2 or 4 acres) to (2) Residential (1 dwelling unit per acre). This General Plan Amendment (GPA) is linked to the following proposed implementation actions: a Rezone that will implement the proposed GPA by changing the existing RR.5 Use Regulation to RR1, the existing Density Designator from 0.5 dwelling unit per acre to 1 dwelling unit per acre, the existing Minimum Lot Size Designator from 2-acre to 0.5-acre and the "W" Setback Designator to "H"; and a Revised Tentative Map that proposes to subdivide the 45.76-acre project site into 37 residential lots and 3 open space lots. The project is located approximately 700 feet west of SR 76 on the north side of Olive Hill Road.

2. Cingular Wireless – Bonita Highlands Telecommunications Facility Modification; Major Use Permit P77-099W⁶, Sweetwater Community Plan Area (McCaffery)

The proposed project is an unmanned wireless telecommunications facility consisting of 12 panel antennas, four antennas each in three antenna arrays. The antennas will be façade mounted on the south and east exterior of the larger existing water tank and on the north side of the smaller water tank. The supporting equipment will consist of 8 equipment cabinets with an eight-foot high Concrete Masonry Unit (CMU) noise wall. The project site is located at 4570 Paseo de la Vista.

3. St. John's Anglican (formerly Episcopal) Church; Major Use Permit Time Extension P00-040TE, Fallbrook Community Planning Area (McCaffery)

The request is for a Major Use Permit Time Extension to construct a church and related facilities in two phases on 4.77 acres, located on the northeast corner of Fallbrook Street and Stagecoach Lane. Lemon trees and avocado trees currently cover most of the site and the southernmost portion is undeveloped land. The Phase 1 improvements include a 300-seat sanctuary, a plaza/lawn area outside the sanctuary, approximately 2,500 square feet of offices, two temporary meeting trailers, a columbarium, a drop-off circular driveway, a 91-space parking lot, a monument sign, and associated landscaping. The Phase 2 improvements include replacing the temporary meeting trailers with approximately 6,000 square feet of classrooms, adding an approximately 8,100 square-foot parish/music hall, adding 32 parking spaces near the parish/music hall on the easternmost portion of the property, and more landscaping.

The use of a church and related facilities is classified as Religious Assembly in Section 1370 of the Zoning Ordinance. Since the site is zoned RR2 Rural Residential, approval of a Major Use Permit is required pursuant to Section 2185b of the Zoning Ordinance. The property is within the (3) Residential Land Use Designation in the General Plan. The project is also subject to Section 7376 of the Zoning Ordinance, which regulates use and reliance for use permits.

Administrative Items

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

Department Report**H. Scheduled Meetings.**

October 6, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 20, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 3, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 17, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 1, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 15, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 29, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,

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Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment

Hearings----- No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,

Minor Use Permits----- No appeal possible to Board of
Supervisors; Planning Commission action
is final.

PC06\09-22\AGENDA;jcr